



महाराष्ट्र शासन राजपत्र

असाधारण भाग एक—कोकण विभागीय पुरवणी

वर्ष ३, अंक २(२)]

बुधवार, जानेवारी ४, २०१७/पौष १४, शके १९३८

[पृष्ठ ८, किंमत : रुपये ११.००

असाधारण क्रमांक ३

प्राधिकृत प्रकाशन

नगरविकास विभाग

४था मजला, मुख्य इमारत, मंत्रालय, मुंबई ४०० ०३२, दिनांक ३ जानेवारी २०१७

अधिसूचना

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६.

क्रमांक टीपीएस. १२१५/२३३३/विनिनि/प्र.क्र. ११२/१५/नवि-१२.— ज्याअर्थी, मुंबई महानगर प्रदेशाची प्रादेशिक योजना (यापुढे जिचा उल्लेख “उक्त प्रादेशिक योजना” असा करण्यात आला आहे) त्याच्या विकास नियंत्रण नियमावलीसह (यापुढे ज्याचा उल्लेख “उक्त विकास नियंत्रण नियमावली” असा करण्यात आला आहे.) महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख “उक्त अधिनियम” असा करण्यात आला आहे) च्या कलम १५ मधील तरतुदीनुसार शासन अधिसूचना क्र. टीपीएस. १२९७/१०९४/प्र.क्र.११६/९७/नवि-१२, दिनांक २३ सप्टेंबर १९९९, अन्वये मंजूर झाली असून, ती दिनांक १ डिसेंबर १९९९ पासून अंमलात आलेली आहे ;

आणि ज्याअर्थी, राज्यातील मंजूर प्रादेशिक योजनांच्या क्षेत्राकरिता शासनाने अधिसूचना क्र. टीपीएस. १८१२/१५७/प्र.क्र.७१/१२/पुनर्बांधणी क्र. ३४/१२/आरपी/नवि-१३, दिनांक २१ नोव्हेंबर २०१३ च्या अधिसूचनेन्वये प्रमाणित विकास नियंत्रण व प्रोत्साहन नियमावली मंजूर केली आहे (यापुढे ज्याचा उल्लेख “उक्त प्रादेशिक योजनेसाठीची नियमावली” असा करण्यात आला आहे) ;

आणि ज्याअर्थी, उक्त प्रादेशिक योजनेसाठीच्या नियमावलीमध्ये महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरणाच्या योजनांच्या विकास/पुनर्विकासासाठी (Development/Redevelopment of Housing Schemes of Maharashtra Housing and Area Development Authority) ची तरतूद विनियम क्र. २४.४ नुसार आहे ;

आणि ज्याअर्थी, केंद्र शासनाच्या सन २०२२ पर्यंत सर्वासाठी घरे या योजनेच्या अनुषंगाने राज्य शासनाने सन २०१५ ते २०१९ या कालावधीमध्ये मुंबईमध्ये सुमारे ११ लाख व उर्वरित राज्यामध्ये सुमारे ६ ते ७ लाख घरे बांधण्याचा महत्वाकांक्षी प्रकल्प हाती घेतला आहे आणि त्यास अनुसरून म्हाडाने ठाणे, रायगड व पालघर जिल्ह्यातील काही जागा निवडून त्या जमिनीवर म्हाडासाठी परवडणारी घरे बांधण्याची योजना असून, त्याअनुषंगाने उक्त प्रादेशिक योजनेमध्ये आवश्यक ते फेरबदल करण्याची विनंती उपाध्यक्ष व मुख्य कार्यकारी अधिकारी, म्हाडा यांनी शासनास दिनांक १० सप्टेंबर २०१५ च्या पत्रान्वये केली आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम २०(२) च्या तरतुदीनुसार उक्त प्रादेशिक योजनेसाठीच्या नियमावलीमधील विनियम क्र. २४.४ उक्त प्रादेशिक योजनेच्या उक्त विकास नियंत्रण नियमावलीमध्ये अंतर्भूत करणे आवश्यक आहे, असे शासनाचे मत झाल्याने (यापुढे ज्याचा उल्लेख “प्रस्तावित फेरबदल ” असा करण्यात आला आहे) उक्त प्रादेशिक योजनेसाठीच्या उक्त विकास नियंत्रण नियमावलीत सुधारणा करणे आवश्यक आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम २० चे पोट-कलम (३) मधील तरतुदीनुसार या सुचनेसोबतच्या अनुसूचीमध्ये विश्लेषित केल्यानुसारच्या प्रस्तावित फेरबदलासंदर्भात शासनाच्या नगरविकास विभागाने क्र. टिपीएस. १२१५/२३३३/प्र. क्र. ११२/१५/नवि-१२, दिनांक ३ सप्टेंबर २०१६ अन्वये जनतेच्या हरकती/सूचना मागविण्यासाठीची सूचना (नोटीस) महाराष्ट्र शासन राजपत्रात असाधारण भाग-१, कोकण विभागीय पुरवणीमध्ये दिनांक ६ सप्टेंबर २०१६ रोजी प्रसिद्ध केली आहे आणि विहीत मुदतीत प्राप्त होणाऱ्या सूचना/हरकर्तीवर संबंधितांना सुनावणी देऊन शासनास अहवाल सादर करण्याकरिता सहसंचालक, नगररचना, कोकण विभाग, नवी मुंबई यांची अधिकारी (यापुढे ज्यांचा उल्लेख “उक्त अधिकारी” असा करण्यात आला आहे.) म्हणून नियुक्ती केली आहे ;

आणि ज्याअर्थी, उक्त नियुक्त अधिकारी यांचा सादर अहवाल विचारात घेऊन आणि संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत केल्यानंतर प्रस्तावित फेरबदल काही बदलांसह अंतिमतः मंजूर करणे आवश्यक आहे, असे शासनाचे मत झाले आहे.

त्याअर्थी, आता उक्त अधिनियमाच्या कलम २० चे पोट-कलम (४) व त्या अनुषंगाने प्राप्त अधिकारात शासन प्रस्तावित फेरबदलास या अधिसूचनेसोबत जोडलेल्या परिशिष्टानुसार काही बदलांसह अंतिम मंजूरी देत आहे व त्यासाठी उक्त प्रादेशिक योजना मंजूरीच्या दिनांक २३ सप्टेंबर १९९९ च्या अधिसूचनेतील फेरबदलांच्या अनुसूचीमध्ये शेवटच्या नोंदीनंतर पुढील नवीन नोंद समाविष्ट करण्यात येत आहे.

नोंद

“मुंबई महानगर प्रदेशासाठीच्या मंजूर विकास नियंत्रण नियमावलीतील विनियम १५.१२ नंतर या अधिसूचनेसोबत जोडलेल्या परिशिष्टानुसार विनियम १५.१६-Development /Redevelopment of Housing Scheme of Maharashtra Housing and Area Development Authority in Urbanisable Zone-1(U-1) and Urbanisable Zone-2(U-2) समाविष्ट करण्यात येत आहे. ”

२. सदर अधिसूचना महाराष्ट्र शासन राजपत्रात प्रसिद्ध झाल्याच्या दिनांकापासून अंमलात येईल.

३. उक्त मंजूर फेरबदल दोन महिन्यांच्या कालावधीसाठी खालील नमूद कार्यालयात कार्यालयीन वेळेत सर्वसामान्य जनतेच्या अवलोकनार्थ उपलब्ध राहील.

- (१) महानगर आयुक्त, मुंबई महानगर प्रदेश विकास प्राधिकरण, बांद्रा.
- (२) जिल्हाधिकारी, ठाणे.
- (३) जिल्हाधिकारी, रायगड.
- (४) सहसंचालक, नगररचना, कोकण विभाग, कोकण भवन, नवी मुंबई.
- (५) सहायक संचालक, नगररचना, ठाणे शाखा, ठाणे.
- (६) सहायक संचालक, नगर रचना, रायगड-अलिबाग शाखा, अलिबाग.

शासन नगरविकास विभागाचे अधिसूचना क्र. टिपीएस. १२१५/२३३३/विनिनि/प्र. क्र. ११२/१५/नवि-१२, दिनांक ३ जानेवारी २०१७ सोबतचे परिशिष्ट

15.13 Development/Redevelopment of Housing Schemes of Maharashtra Housing and Area Development Authority in Urbanisable Zone-1 (U-1) and Urbanisable Zone-2 (U-2).

(1) The FSI for a new scheme on vacant lands of Low Housing Scheme for Economically Weaker Section, Low Income Groups and Middle Income Groups of MHADA having at least 60 percent built-up area of the tenements under EWS, LIG and MIG categories, shall be 2.50.

(2) For redevelopment of any existing housing schemes of MHADA, undertaken by the MHADA departmentally or jointly with societies / occupiers of buildings or housing societies / occupiers of building or by lessees of MHADA or by developer, the FSI shall be as under :—

(a) Total permissible FSI shall be maximum 2.50 on gross plot area.

(b) The incentive FSI admissible against the FSI required for rehab shall be as under :—

(i) In congested area/Gaathan, for the area upto 4000 sq.mt., the incentive FSI admissible will be 50 percent.

(ii) In congested area/Gaathan, for the area above 4000 sq.mt., the incentive FSI admissible will be 60 percent.

(iii) In outside congested area/Gaathan, for the area upto 4000 sq.mt., the incentive FSI admissible will be 60 percent.

(iv) In outside congested area/Gaathan, for the area above 4000 sq.mt., the incentive FSI admissible will be 75 percent.

(c) Difference between 2.5 FSI and the FSI required for “rehab+Incentive” shall be shared between MHADA and Occupiers society/developer in the ratio of 2:1.

(d) In the scheme, for the land allotted for societies of MIG and HIG and developed plot allotted individually to MIG and HIG group, the permissible FSI shall be as per prevailing Standardised Development Control and Promotion Regulations for Regional Plan areas in Maharashtra.

(3) In case of grant of NOC with additional permissible built-up area outside congested area/Gaathan over and above the permissible FSI as per sanctioned DCR prevailing at the time of allotment by MHADA for the purpose of undertaking Redevelopment / Utilisation, MHADA shall charge premium at the rate decided by Government in Housing Department from time to time.

(4) For the purpose of calculating the FSI, the entire area of the layout including regional plan roads and internal roads but excluding the land under the reservation of public amenities shall be considered. Sub-division of plots will be permissible on the basis of compulsory recreational open space as in these Regulations. For, low cost Housing Schemes of MHADA for EWS, LIG categories, the Regulations in the Schedule below shall apply.

(5) For the purpose of this Regulation, the carpet areas for EWS, LIG and MIG tenements shall be as determined by the Government from time to time.

(6) For the offsite infrastructure, MHADA shall pay to the Mumbai Metropolitan Region Development Authority 12.5 percent of the charges collected by MHADA for the grant of additional FSI (FSI over and above the normally permissible FSI) for the Redevelopment Schemes.

(7) In any Redevelopment Scheme where the Co-operative Housing Society/Developer appointed by the Co-operative Housing Society has obtained No Objection Certificate from the MHADA thereby sanctioning additional balance FSI with a consent of 70 percent of its members and where such NOC holder has made provision for alternative accommodation in the proposed building (including transit accommodation) then it shall be obligatory for all the occupiers/ members to participate in the Redevelopment Scheme and vacate the existing tenements, for the purpose of redevelopment. In case of failure to vacate the existing tenements the provisions of Section 95-A of MHADA Act *mutatis mutandis* shall apply for the purpose of getting the tenements vacated from the non co-operative members.

(8) A corpus fund, as may be decided by MHADA shall be created by the Developer which will remain with societies for its maintenance.

Schedule

The following provisions shall be applicable only for Low Cost Housing Schemes *i.e.* Economically Weaker Sections and Low Income Group Housing Schemes only undertaken by Maharashtra Housing & Area Development Authority (MHADA)

1. Minimum Plot Size :—

(a) In the case of a growing house for EWS and LIG category a plot of 25 sq.mt., a room of minimum size of 5.57 sq.mt. (60 sq.ft.) with toilet arrangement in the first phase shall be permitted. In the second phase, one room of 9.30 sq.mt. (100 sq.mt.) may be allowed to be added. However, commencement and occupation certificates shall be granted initially to the first phase only and subsequent certificates for second phase issued as required.

(b) **Multi-purpose room :—**A multi-purpose room shall be allowed with size upto 12.5 sq.mt. with a minimum width of 2.4m.

(c) **Cooking space (alcove) :—**Provision of separate kitchen shall not be necessary. However, cooking space shall be allowed with a minimum size of 2.4 sq.mt. with minimum width of 1.2m.

(d) **Combined toilet** :—A combined toilet shall be permitted for more than one tenement with a minimum area of 1.85 sq.mt. with minimum width of one meter.

(e) **Height** :—The average height for a habitable room with sloping roof shall be minimum 2.5 m. with minimum height of 2 m. at the eaves. In the case of a flat roof, minimum clear height shall be 2.6 m. for a habitable room. Kitchen areas shall have minimum clear height / average height of 2.4 m. and bath and water closet (without loft) shall have a clear minimum height of 2.2m.

(f) **Plinth** :—The minimum plinth height shall be 30 cm. and in area subject to flooding the plinth shall be higher than the high flood level.

2. External walls :—115mm. thick external brick wall without plaster shall be permitted.

3. Staircases :—Single flight staircases without landing between the two floors shall be permitted.

4. Front open space :—The front open space from roads having width of 9.14m. and below shall be a minimum of 1.5 m. for buildings with height of upto 10 m.

5. Open space (side and rear) :—The distance between two ground floor structures shall be of a minimum of 4.5 m. for purpose of light and ventilation of habitable rooms. In case of toilets deriving light and ventilation from open space, the distance between the two ground floor structures shall be a minimum of 1.5m.

6. Pathways :—

The widths of pathways shall be as follows :—

- (i) 1.5 m. width of pathways upto 20 m. in length.
- (ii) 2.0 m. width of pathways upto 30 m. in length.
- (iii) 2.5 m. width of pathways upto 40 m. in length.
- (iv) 3.0 m. width of pathways upto 50 m. in length.

7. Flushing cistern :—In water closets, flushing cistern shall not be essential and toilets without this provision may be permitted.

8. Water closet pan size :—The water closet seat shall be of minimum of 0.46 m. (18 inches) in length.

9. Septic tank and leaching pits (soak pits) :—A septic tank shall be provided with capacity of 141.6 litres (five cubic feet) per capita. Where the municipal services are likely to be available within four to five years or so, pour flush water seal latrines (NEERI type) shall be permitted where the municipal sewerage system is not available and the water table in the area is not high.

10. Convenience shopping :—Convenience Shopping as defined these Regulations shall be permitted along layout roads with width of 12.2 m. to 18.49 m. provided that a minimum set-back of 1.5 m. and a minimum plot area of 25.2 sq.mt. is available and is provided.

11. Recreation Ground :—In the layouts, provision for recreation ground shall be on the lines prescribed in these Regulations.

12. Ancillary structures :—Ancillary structures such as underground tank, overhead tank, substations, etc. shall be permissible in the compulsory recreation open space subject to the condition that not more than 10 percent of such space shall be utilised for such purposes.

13. Other provisions of these regulations shall continue to be applicable for such schemes.

४. सदरची अधिसूचना ही महाराष्ट्र शासनाच्या www.maharashtra.gov.in वेबसाईटवर उपलब्ध राहिल.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

अशोक का. खांडेकर,
कार्यासन अधिकारी.

URBAN DEVELOPMENT DEPARTMENT

4th Floor, Main Building, Mantralaya, Mumbai 400 032, dated 3rd January 2017

NOTIFICATION

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS. 1215/2333/DCR/CR-112/15/UD-12.—Whereas, the Government has sanctioned the Regional Plan for Mumbai Metropolitan Region (hereinafter referred to as “ the said Regional Plan ”) alongwith its Development Control Regulations (hereinafter referred to as “ the said Development Control Regulations ”) *vide* notification No. TPS-1297/1097/CR-116/97/UD-12, dated the 23rd September 1999 as per the provision of Section 16 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “ the said Act ”) which has come into force with effect from 1st December 1999 ;

And whereas, the Government in Urban Development Department *vide* notification No. TPS. 1812/157/C.R.-71/12/Reconstruction No. 34/12/RP /UD-13, dated the 21st November 2013 has sanctioned the Standardised Development Control and Promotion Regulations for the Regional Plan area in Maharashtra (hereinafter referred to as “the said Regulations for the Regional Plan”);

And whereas, in the said Regulations for the Regional Plan there is a provision for Development/Redevelopment of Housing Scheme of Maharashtra Housing and Area Development Authority in Rule No. 24.4 ;

And whereas, considering scheme of Central Government of Housing for all upto 2022, the State Government has decided to construct approx. 11 lakh houses in Mumbai and approx. 6 to 7 lakhs in rest of Maharashtra and as such MHADA has selected some lands in Thane, Palghar and Raigad district for construction of Affordable Housing for MHADA and the Vice President and Chief Executive Officer, MHADA has requested Government to modify the said Regional Plan suitably *vide* letter dated 10th September 2015 ;

And whereas, as per the provisions of sub-section (2) of section 20 of the said Act, the Government is of the opinion that the Rule No. 24.4 of the said Regulations for Regional Plan should be included in the said Development Control Regulations of the said Regional Plan (hereinafter referred to as the ‘Proposed Modification’) and for that purpose the said Development Control Regulations of the said Regional Plan is required to be modified ;

And whereas, the notice regarding the Proposed Modification was published under sub-section (3) of the section 20 of the said Act, for inviting suggestions/objections from the general public *vide* Urban Development Department. Notice No. TPS-1215/2333/CR-112/15/UD-12, dated 3rd September 2016, which appeared in *Maharashtra Government Extra-ordinary Gazette*, Part-I, Konkan Division, dated 6th September 2016 and the Joint Director of Town Planning, Konkan Division, Navi Mumbai was appointed as the officer (hereinafter referred to as “the said officer”) to hear the suggestions/objections in respect of the proposed modification received within the stipulated period and to submit his report to the Government ;

And whereas, after considering the report submitted by the said officer and consulting the Director of Town Planning, Maharashtra State, Pune, the Government is of the opinion that it is necessary to sanction the proposed modification with some changes;

Now therefore, in exercise of the powers conferred under sub-section (4) of Section 20 of said Act, the Government hereby finally sanctions the proposed modification with some changes annexed as Annexure with this notification and accordingly amends the said Notification dated 23rd September 1999. Sanctioning the said Regional Plan, by inserting the following new entry after the last entry ;

ENTRY

“The regulation for the Development/Redevelopment of Housing Scheme of Maharashtra Housing and Area Development Authority in Urbanisable Zone-1 (U-1) and Urbanisable Zone-2 (U-2) as described in the Annexure annexed with this notification, is added in the Development Control Regulation for Mumbai Metropolitan Region as Regulation 15.13 after the Regulation 15.12”

2. This Notification shall come into force on the date of its publications in the *Maharashtra Government Gazette*.

3. The sanctioned modification shall be kept for inspection of the general public during office hours on all working days at the following offices for the period of two months :-

- (1) Metropolitan Commissioner, Mumbai Metropolitan Region Development Authority, Bandra.
- (2) The Collector, Thane.
- (3) The Collector, Raigad.
- (4) The Joint Director of Town Planning, Kokan Division, Navi Mumbai.
- (5) Assistant Director of Town Planning, Thane Branch, Collector Office, Dist. Thane.
- (6) Assistant Director of Town Planning, Alibaug Branch, Nirdhar Tilak Chowk, Alibag, Dist. Raigad.

Annexure to the Government in Urban Development Department

Notification No. TPS-1215/2333/DCR/C.R. 112/15/UD-12, dated the 3rd January 2017.

15.13 Development/Redevelopment of Housing Schemes of Maharashtra Housing and Area Development Authority in Urbanisable Zone-1 (U-1) and Urbanisable Zone-2 (U-2).

(1) The FSI for a new scheme on vacant lands of Low Housing Scheme for Economically Weaker Section, Low Income Groups and Middle Income Groups of MHADA having at least 60 percent built-up area of the tenements under EWS, LIG and MIG categories, shall be 2.50.

(2) For redevelopment of any existing housing schemes of MHADA, undertaken by the MHADA departmentally or jointly with societies / occupiers of buildings or housing societies / occupiers of building or by lessees of MHADA or by developer, the FSI shall be as under :—

(a) Total permissible FSI shall be maximum 2.50 on gross plot area.

(b) The incentive FSI admissible against the FSI required for rehab shall be as under :—

(i) In congested area / Gaothan, for the area upto 4000 sq.mt., the incentive FSI admissible will be 50 percent.

(ii) In congested area / Gaothan, for the area above 4000 sq.mt., the incentive FSI admissible will be 60 percent.

(iii) In outside congested area / Gaothan, for the area upto 4000 sq.mt., the incentive FSI admissible will be 60 percent.

(iv) In outside congested area / Gaothan, for the area above 4000 sq.mt., the incentive FSI admissible will be 75 percent.

(c) Difference between 2.5 FSI and the FSI required for “rehab + Incentive” shall be shared between MHADA and occupiers society / developer in the ratio of 2:1.

(d) In the scheme, for the land allotted for societies of MIG and HIG and developed plot allotted individually to MIG and HIG group, the permissible FSI shall be as per prevailing Standardised Development Control and Promotion Regulations for Regional Plan areas in Maharashtra.

(3) In case of grant of NOC with additional permissible built-up area outside congested area / Gaothan over and above the permissible FSI as per sanctioned DCR prevailing at the time of allotment by MHADA for the purpose of undertaking Redevelopment / Utilisation, MHADA shall charge premium at the rate decided by Government in Housing Department from time to time.

(4) For the purpose of calculating the FSI, the entire area of the layout including regional plan roads and internal roads but excluding the land under the reservation of public amenities shall be considered. Sub-division of plots will be permissible on the basis of compulsory recreational open space as in these Regulations. For, low cost Housing Schemes of MHADA for EWS, LIG categories, the Regulations in the Schedule below shall apply.

(5) For the purpose of this Regulation, the carpet areas for EWS, LIG and MIG tenements shall be as determined by the Government from time to time.

(6) For the offsite infrastructure, MHADA shall pay to the Mumbai Metropolitan Region Development Authority 12.5 per cent. of the charges collected by MHADA for the grant of additional FSI (FSI over and above the normally permissible FSI) for the Redevelopment Schemes.

(7) In any Redevelopment Scheme where the Co-operative Housing Society / Developer appointed by the Co-operative Housing Society has obtained No Objection Certificate from the MHADA thereby sanctioning additional balance FSI with a consent of 70 per cent. of its members and where such NOC holder has made provision for alternative accommodation in the proposed building (including transit accommodation) then it shall be obligatory for all the occupiers / members to participate in the Redevelopment Scheme and vacate the existing tenements, for the purpose of redevelopment. In case of failure to vacate the existing tenements the provisions of Section 95-A of MHADA Act *mutatis mutandis* shall apply for the purpose of getting the tenements vacated from the non co-operative members.

(8) A corpus fund, as may be decided by MHADA shall be created by the Developer which will remain with societies for its maintenance.

Schedule

The following provisions shall be applicable only for Low Cost Housing Schemes i.e. Economically Weaker Sections and Low Income Group Housing Schemes only undertaken by Maharashtra Housing & Area Development Authority (MHADA)

1. Minimum Plot Size :—

(a) In the case of a growing house for EWS and LIG category a plot of 25 sq.mt., a room of minimum size of 5.57 sq.mt. (60 sq.ft.) with toilet arrangement in the first phase shall be permitted. In the second phase, one room of 9.30 sq.mt. (100 sq.mt.) may be allowed to be added. However, commencement and occupation certificates shall be granted initially to the first phase only and subsequent certificates for second phase issued as required.

(b) **Multi-purpose room :—**A multi-purpose room shall be allowed with size upto 12.5 sq.mt. with a minimum width of 2.4 m.

(c) **Cooking space (alcove) :—**Provision of separate kitchen shall not be necessary. However, cooking space shall be allowed with a minimum size of 2.4 sq.mt. with minimum width of 1.2 m.

(d) **Combined toilet :—**A combined toilet shall be permitted for more than one tenement with a minimum area of 1.85 sq.mt. with minimum width of one meter.

(e) **Height :—**The average height for a habitable room with sloping roof shall be minimum 2.5 m. with minimum height of 2 m. at the eaves. In the case of a flat roof, minimum clear height shall be 2.6 m. for a habitable room. Kitchen areas shall have minimum clear height / average height of 2.4 m. and bath and water closet (without loft) shall have a clear minimum height of 2.2m.

(f) **Plinth :—**The minimum plinth height shall be 30 cm. and in area subject to flooding the plinth shall be higher than the high flood level.

2. External walls :—115mm. thick external brick wall without plaster shall be permitted.

3. Staircases :—Single flight staircases without landing between the two floors shall be permitted.

4. Front open space :—The front open space from roads having width of 9.14m. and below shall be a minimum of 1.5 m. for buildings with height of upto 10 m.

5. Open space (side and rear) :—The distance between two ground floor structures shall be of a minimum of 4.5 m. for purpose of light and ventilation of habitable rooms. In case of toilets deriving light and ventilation from open space, the distance between the two ground floor structures shall be a minimum of 1.5 m.

6. Pahtways :—

The widths of pathways shall be as follows :—

- (i) 1.5 m. width of pathways upto 20 m. in length.
- (ii) 2.0 m. width of pathways upto 30 m. in length.
- (iii) 2.5 m. width of pathways upto 40 m. in length.
- (iv) 3.0 m. width of pathways upto 50 m. in length.

7. Flushing cistern :—In water closets, flushing cistern shall not be essential and toilets without this provision may be permitted.

8. Water closet pan size :—The water closet seat shall be of minimum of 0.46 m. (18 inches) in length.

9. Septic tank and leaching pits (soak pits) :—A septic tank shall be provided with capacity of 141.6 litres (five cubic feet) per capita. Where the municipal services are likely to be available within four to five years or so, pour flush water seal latrines (NEERI type) shall be permitted where the municipal sewerage system is not available and the waterr table in the area is not high.

10. Convenience shopping :—Convenience Shopping as defined these Regulations shall be permitted along layout roads with width of 12.2 m. to 18.49 m. provided that a minimum set-back of 1.5 m. and a minimum plot area of 25.2 sq.mt. is available and is provided.

11. Recreation Ground :—In the layouts, provision for recreation ground shall be on the lines prescribed in these Regulations.

12. Ancillary structures :—Ancillary structures such as underground tank, overhead tank, substations, etc. shall be permissible in the compulsory recreation open space subject to the condition that not more than 10 per cent. of such space shall be utilised for such purposes.

13. Other provisions of these regulations shall continue to be applicable for such schemes.

4. This notification shall also be published on the Government website www.maharashtra.gov.in.

By order and in the name of the Governor of Maharashtra,

ASHOK K. KHANDEKAR,
Desk Officer.